

Mrs K Cowan
Studio 136 Architects Ltd
6 The Broadway
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HA9 8JT

Application Ref: **2017/0034/P**
Please ask for: **Oluwaseyi Enirayetan**
Telephone: 020 7974 **3229**

24 February 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
170 Belsize Road
London
NW6 4BJ

Proposal: Erection of a single storey rear extension.

Drawing Nos: Site location plan; ST_DEC16_170BEL_ (01, 02); Design and Access Statement.

The Council has considered your application and decided to grant permission subject to the following conditions:

Conditions and Reasons:

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise



specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans; Site location plan; ST_DEC16_170BEL_ (01, 02).

Reason: For the avoidance of doubt and in the interest of proper planning.

Informatives:

- 1 Reasons for granting permission.

The proposed single storey rear extension is subordinate in terms of scale and location to the host building and is of an appropriate design by virtue of its rear siting, depth and height, and proposed use of materials.

The proposed rear extension would replace an existing conservatory of similar depth of 3.0m, but would be full width and of a maximum height of 3.2m due to the lantern on the roof of proposed extension. It would be partly below the existing garden ground levels; therefore it would be subordinate to the host building. The extension would still retain the majority of existing garden space to the rear, and the proposed materials would match the existing. Therefore the proposed extension is considered to preserve the character and appearance of the host building and the South Hampstead Conservation Area.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

The proposal will have a minimal impact on the amenity of adjacent property at No. 168 Belsize Road in terms of daylight/sunlight, outlook and overlooking due to its sunken nature at ground floor level and minimal increase in height above the existing garden wall.

No comments have been received prior to the determination of this application. The site's planning history was taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Policies. The proposed development also accords with policies D1 and D2 of the London Borough of Camden Local Plan Submission Draft 2016, The London Plan 2016 and the National Planning Policy Framework.

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).

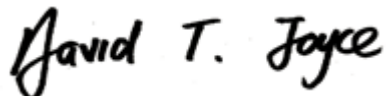
- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



David Joyce
Executive Director Supporting Communities